

OK
7/4/90
Send Tax Notice To:

The Industrial Development Board
of the City of Pelham

C/O Rainbow Technology Corp
P.O. Box 26445
Birmingham, AL 35226

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 27th day of September, 1990, by 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PELHAM, a public corporation, created and existing under the laws of the State of Alabama (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration, in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PELHAM, the real estate described in Exhibit "A" attached hereto and incorporated herein by reference,

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1990, not yet due and payable;
2. Restrictions, covenants and conditions as set out in instrument recorded in Real 268, Page 140, in the Probate Office of Shelby County, Alabama;
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 520 and Deed Book 145, Page 378 in said Probate Office; and
4. Location of 8 inch by 3 inch box culvert on Southerly side of subject property along Cahaba Valley Parkway as shown on Survey by Miller, Triplett and Miller Engineers, Inc., dated February 14, 1990.

The consideration has been furnished from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

BOOK 312 PAGE 573
Stewart Byars Hasbelle

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed by its duly authorized officer on this 27th day of September, 1990.

119 PROPERTIES, LTD., an Alabama limited partnership

By: Cahaba Valley Properties, Inc., Its General Partner

By: Charles H. Stephens
Charles H. Stephens
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Charles H. Stephens, whose name as President of Cahaba Valley Properties, Inc., the general partner of 119 Properties, Ltd., an Alabama limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand and official seal this 28th day of September, 1990.

Inga J. Thompson
Notary Public
My Commission Expires: 8/23/93

THIS INSTRUMENT PREPARED BY:

DAVID L. SILVERSTEIN
Berkowitz, Lefkovits, Isom & Kushner
1100 Financial Center
Birmingham, Alabama 35203

8605

BOOK 312 PAGE 574

EXHIBIT A

Part of Block 2 of Cahaba Valley Park North as recorded in Map Book 13 page 140, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the centerline PT Station 43+18.73 of Cahaba Valley Parkway; thence run East along the centerline of Cahaba Valley Parkway for 73.40 feet; thence run 90 deg. 00 min. left and run North for 30.00 feet to the point of beginning; thence continue North along the same course for 300.0 feet to a point on the North boundary of Block 2 of Cahaba Valley Park North; thence 90 deg. 00 min. right and run East along said boundary line for 171.87 feet to a point on the South line of a 50 foot wide Alabama Power Company Right of Way; thence 10 deg. 48 min. 30 sec. left and run Northeasterly along said Right of Way line for 123.29 feet to an angle point; thence run 0 deg. 49 min. 32 sec. left and run Northeasterly along said Right of Way for 109.28 feet; thence run 101 deg. 38 min. 02 sec. right and run South for 345.16 feet to a point on the North Right of Way line of Cahaba Valley Parkway; thence 90 deg. 00 min. right and run West along said Right of Way line for 400.0 feet to the point of beginning; being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 OCT -3 AM 8:15

[Signature]
JUDGE OF PROBATE

NO TAX COLLECTED

1		
2		
3		7.50
4		3.00
5		1.00
6		1.00
Total		12.50